

IDAMAR

RESIDENCES

CROCODILE ROCK

Where land meets
the Atlantic.



An IDAMAR Signature Residence above the sea.

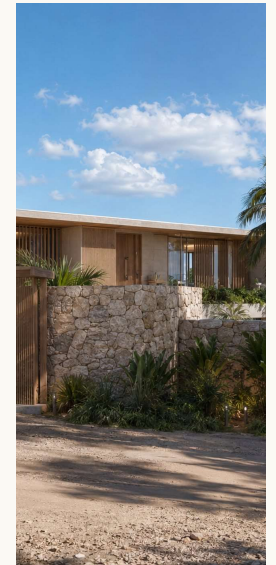
OCEANFRONT / 30 September 2026

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01 ARRIVAL

The first view stays hidden



The road knows
only silence.

The horizon becomes part of the home

The main living level is shaped around
light, view and movement.
Not one gesture too many. No boundary
to the sea.

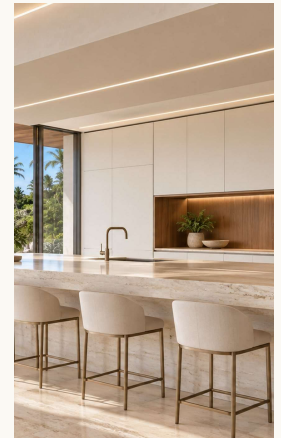


The sea at the centre

Clarity down to the last detail



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A kitchen for everyday life,
evenings and the view.



Light. Warm. Enduring.

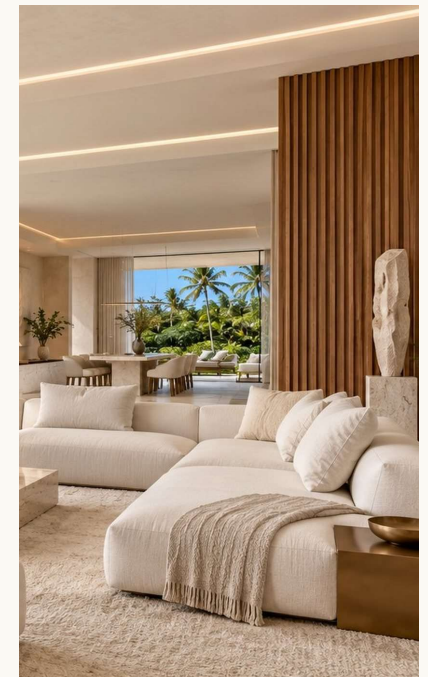
Cream natural stone, light mineral surfaces and glass.
Walnut and matte bronze add carefully placed warm accents.

A material language for CROCODILE ROCK

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The horizon stays in the room

Inside and outside lose their boundary.



05 LIVING

The first view belongs to the sea



The Master Suite

Soft linen.
Light stone.
Walnut as an accent.

With private terrace, dressing
room
and direct views of the Atlantic.

Calm has a surface

The Master Bathroom

Freestanding tub,
double vanity and
generous walk-in shower.



Light. Stone. Atlantic.

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08 TERRACE & WATER

Water meets the horizon.

Terrace, infinity pool and Atlantic
become a single line.



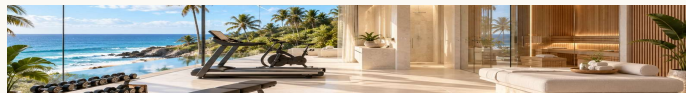
Live above. Retreat below.

MAIN LIVING LEVEL

Living, dining & open kitchen
Master suite with dressing room and bathroom
Office / library
Guest powder room
Panoramic terrace & infinity pool

PRIVATE & WELLNESS LEVEL

Three additional suites, all en suite
Spa with sauna / treatment area
Private gym
Panic room
Service, laundry & storage



4 private suites. Spa, gym and panic room are an integral part of the IDAMAR spatial concept.

Room for the Atlantic

680–720

m² interior living area, approx.

200–240

m² terraces & decks, approx.

4

private suites

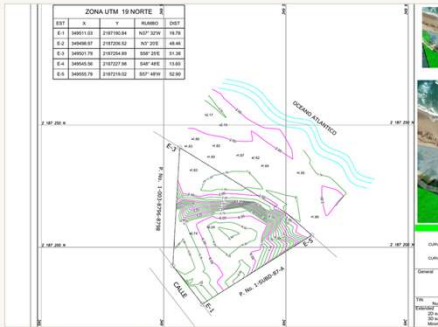
Plot approx. 2,177 m². Two levels. Infinity pool approx. 75–90 m².
Spa, gym, panic room and parking for 2–3 vehicles.

The areas describe the current IDAMAR concept for CROCODILE ROCK.

The place shapes the architecture



LAGE / PARZELLE



AKTUELLE TOPOGRAFISCHE AUFNAHME

OCEANFRONT

2,177 m² of land directly on the Atlantic.
Rock formations and sandy beach define the natural coastline.

TOPOGRAPHY

Current survey with 184 measured points.
Elevation approx. 1.55 to 6.72 m – with a natural upper plateau toward the street.

Architecture follows the land: discreet arrival above, complete opening to the sea.

Luxury that feels effortless

KITCHEN

Custom-made, light-toned premium kitchen with large-format stone island, integrated appliances and clean lines.

LIGHTING

Suspended ceilings, linear LED details and selective accent lighting create atmosphere without visual weight.

WELLNESS

Private gym and spa with sauna / treatment area as a permanent part of the spatial concept.

SECURITY

Discreetly integrated panic room, smart-home access and provision for security and communication systems.

Comfort in the background

CONSTRUCTION

Robust tropical building envelope, generous shading and carefully planned waterproofing of roofs, terraces and wet areas.

UTILITIES

Provision for photovoltaics, generator backup, emergency water tank and durable HDPE/PEX water distribution.

INDOOR CLIMATE

Zoned air-conditioning, natural cross-ventilation and shading aligned with sun path and coastal climate.

SMART LIVING

Smart-home control for lighting, climate, shading, access and selected security functions.

Your Residence.
Your Atlantic.

US\$ 3,995,000

Indicative concept price including land

CROCODILE ROCK combines a rare oceanfront site with a bespoke IDAMAR Signature Residence, four suites, spa, gym, panic room and generous outdoor living.

One complete project for an exceptional place.

What the price concept includes

INCLUDED IN THE CONCEPT

Oceanfront plot
IDAMAR Signature Residence with terraces
Custom-made kitchen
Infinity pool & landscape concept
Spa, gym & panic room
Parking for 2–3 vehicles

INDIVIDUALLY SELECTABLE

Loose furniture & art
Extended audio / video systems
Personal material and colour variations
Additional outdoor or entertainment elements
Individual interior details

The binding scope of work is defined in the personal IDAMAR offer.

Your signature gives the final touch

Your everyday life

Privacy, work, guests and wellness.
The spatial programme is tailored to your lifestyle.

Your materials

Stone, wood, metal and textiles.
The core language remains calm – the nuances become personal.

Your technology

Smart home, climate, security, lighting and entertainment.
Invisible in integration, intuitive in use.

CROCODILE ROCK is conceived as an IDAMAR Signature Residence – precise for this place, open to your personal lifestyle.

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Architecture that listens to the place.

CROCODILE ROCK is not simply placed by the Atlantic.
The residence emerges from light, topography and horizon.



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NOT JUST REAL ESTATE.
REAL VALUES. REAL LEGACY.



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